

Ellwood Grange

Description

Ellwood Grange is an imposing architectural Georgian masterpiece constructed to an outstanding specification and finish, providing sumptuous and spacious accommodation totalling in excess of 8,800 sq ft across three floors. With its welcoming architectural bath stone portico and magnificent stone surrounds, showcasing the double hung sash windows, this provides Ellwood Grange with presence and gravitas. The triple garage, with separate Staff Annexe above, creates a welcoming courtyard where visitors can alight. This is a truly impressive and unique grand new country home, which provides the perfect residence for embracing family life and luxurious entertaining.

The jewel in its crown however is the expansive, west-facing garden, mature hedging and a majestic Hornbeam specimen tree providing privacy and seclusion in a 'park-like' setting.

Internally, the centralised Hallway with its beautifully crafted stone curved staircase, is the gateway to exploring this most interesting and well-appointed of new homes. There are five elegant principle reception rooms all having both views and access to the impressive gardens, this fabulous new house is surely 'entertaining' personified.

The solid oversized piano black internal doors leading through from this expansive Georgian hallway to the Dining Room and its sizeable bay window beyond, visitors can absorb the stunning garden vista once they have entered the building.

Location

Located on one of the most prestigious roads in Beaconsfield and set on a stunning west-facing plot, Ellwood Grange is the latest exciting new project to be released by Oakeve. The town of Beaconsfield with all its amenities, including Beaconsfield train station which provides direct links to London Marylebone, is a short walk from the property. Junction 2 of the M40 is conveniently located to allow access to the motorway network.

Education

The local area is renowned for its excellent choice of state and independent schools, including leading grammar schools, such as Dr Challoner's Boys Grammar School, Dr Challoner's High School for Girls and The Royal Grammar School, as well as top private schools including Wycombe Abbey, The Royal Masonic, Berkhamstead College, Harrow, Merchant Taylors and Eton.

Accommodation

Ground Floor: Grand Reception Hall with beautifully crafted limestone curved staircase, Mirrored Cloakroom, Drawing Room, formal Dining Room with Georgian bay window, Cinema Room with full cinema entertainment system, Study/Library, significant open plan Kitchen/Breakfast Area/Family Room with large roof lantern and fitted state-of-the-art appliances, Utility Room and Guest Shower Room with w/c. Air conditioning to the south facing Reception rooms and Bedrooms on the First Floor, individually zoned underfloor heating system and programmable lighting system.

First Floor: Impressive galleried landing with feature chandelier and beautifully crafted limestone curved staircase, luxuriously appointed Master Bedroom Suite with Separate Dressing Room and desirable en-suite Bathroom, three further First Floor Bedrooms all with luxuriously appointed en-suite Bathrooms, Large Laundry Room with kitchen facilities and a Secondary Staircase with Separate Staff Annex with its own private entrance. Multi-room audio system and programmable Lutron

mood lighting to Master Bedroom suite and individually zoned underfloor heating to all Bathrooms and Bedrooms.

Second Floor: Expansive Multi-Media Games Room with lounge area, a further large Bedroom with Dressing area, separate Family Bathroom and further store rooms.

Specification Highlights

- Automated gated entrance with intercom system to all floors
- Expansive Kitchen/Breakfast Area/Family Room with bespoke Italian cabinetry and Miele contemporary appliances and dancing flame fireplace
- Large LED 'starlit' roof lantern in the Kitchen/Breakfast Area/Family Room with expansive bi-fold door aperture
- Lutron Mood Lighting designed in association with the Interior Design Scheme
- Security - Full 'Gold' NACOSS security system, wiring for 8 camera infrared CCTV monitoring system with TV interface, PIR security lighting and full LD2 fire detection system, multi-point locking to all external doors
- Heating & Ventilation - Programmable zoned and electronic thermostatically controlled under floor heating, central extract system to all 'wet' areas, gas fired boiler system with hot water storage with tablet/ mobile control app
- Multimedia - Cinema with full AV home theatre equipment, Control4 Multi-Room audio entertainment system.
- Ducted air conditioning system
- Fully wired and wireless home network and broadband connection
- Fibrous Cornice - Fibrous cornice to all Ground and First Floor rooms and Second Floor landing
- Contemporary oversized piano black internal doors with polished chrome ironmongery
- Mature planting, well screened west-facing private garden

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